

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Town Planning - Somaravarappadu Village (covered by the Master Plan of Eluru Municipal Corporation) - Certain variation to the Master Plan - Change of land use of the land from Agriculture use zone to Residential use in R.S.No.125/2A& 2C of Somavarappadu Gram Panchayat, Dendaluru Mandal, Eluru to an extent of Ac.2.64 cents - Draft Variation - Confirmed - Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 487

Dated:25-10-2011.

Read the following:-

- 1) G.O.Ms.No.312 MA., dated 25.7.1975.
- 2) From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.9330/2009/R, dated 20.1.2010
- 3) Govt. Memo No.1348/H1/2010-1, Dated:16-06-2010.
- 4) Commissioner of Printing, A.P. Extraordinary Gazette No.289, Part-I, dt:19-06-2010.
- 5) Director of Town & Country Planning, Hyderabad Lr.No.9330/200/R, dated:08-03-2011, 29-08-2011 & 26-09-2011.

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ORDER:-

The draft variation to the Eluru General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.312 MA., dated:25-07-1975 was issued in Government Memo. No.1348/H1/2010-1Municipal Administration & Urban Development Department, dated:16-06-2010 and published in the Extraordinary issue of A.P. Gazette No. 289, Part-I, dated19-06-2010. No objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning, in his letter dt:08-03-2011 has stated that The applicant has paid an amount of Rs.21,368/- (Rupees Twenty one thousand three hundred and sixty eight only) towards Development/ Conversion charges as Per GO.Ms.No.158, dt:22-03-1996. Hence, the draft variations are confirmed.

- 2) The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**B.SAM BOB,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry.
The Panchayat Secretary, Somaravarappadu Gram Panchayat, Dendaluru Mandal (covered by the Master Plan of Eluru Municipal Corporation) West Godavari District.

Copy to:

The individual through the Panchayat Secretary, Somaravarappadu Gram Panchayat, Dendaluru Mandal (covered by the Master Plan of Eluru Municipal Corporation) West Godavari District.
The District Collector, West Godavari District.
SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER

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APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Eluru Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.289, Part-I, dated:19-06-2010 as required by clause (b) of the said section.

VARIATION

The site in R.S.No.125/2A& 2C of Somavarappadu Gram Panchayat, Dendaluru Mandal, Eluru to an extent of Ac.2.64 cents, the boundaries of which are as shown in the schedule below and which is earmarked for Agriculture use zone in the General Town Planning Scheme (Master Plan) of Eluru Town sanctioned in G.O.Ms.No.312 MA., dated 25.7.1975 is designated for Residential use by variation of change of land use as marked as “ABC&D” (Ac.2.50 cents) and as “E” (0.14 cents) as shown in the revised part proposed land use map bearing GTP Map No.12/2010/R, which is available in Municipal Office, Eluru Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall obtain prior approval from the competent authority for any development in the proposed site.
8. The applicant shall submit the No Objection Certificate from Irrigation Department since, the panta bodhi are passing and abutting to North and Southern sides of the site.
9. The applicant shall obtain development permission from the competent authority.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

	for the site marked as “A-D” in the plan	for the site marked as “E” in the plan
North	Existing 200 feet wide Bye-pass road	4 feet wide Panta Bodhi
East	R.S.No.124	R.S.No.125/2A part
South	Existing 40 feet wide road (including 5 feet wide Panta Bodhi)	Existing 200 feet wide Bye-pass road
West	R.S.No.125/1A and 1B	R.S.No.125/2A part

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SECTION OFFICER